

WARRANTY DEED
Statutory Short Form

012171

I, Terry Brandwein Bolduc of Waterville, Kennebec County, and State of Maine, for consideration paid, grant to Peter G. Alfond and Karen B. Alfond of Belgrade, Kennebec County, State of Maine, and whose mailing address is Water Route 246, Belgrade, Maine, 04918, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

BEGINNING at a point on the Westerly side of Main Street, said point marking a Southeasterly corner of Lot 6 of Mountain Farm Subdivision as filed in the Kennebec County Registry of Deeds in File Number E-85087 and being land now or formerly of Alan D. Lewis and Chalmer M. Lewis as recorded in the Kennebec County Registry of Deeds in Book 3424, Page 321; thence South twenty degrees fifty-three minutes East (S 20° 53' E) along the Westerly side of Main Street for two hundred one and three tenths feet (201.3'), more or less, to an iron pipe located at the intersection of the Westerly line of Main Street with the Northerly line of Mountain Farm Road, so-called; thence South sixty-nine degrees zero minutes West (S 69° 00' W) along the Northerly line of Mountain Farm Road for two hundred and one tenth feet (200.1'), more or less, to an iron pipe; thence South sixty-nine degrees four minutes West (S 69° 04' W) along the land now or formerly of Leo F. Poulin Co. as recorded in the Kennebec County Registry of Deeds in Book 3403, Page 57 for one hundred fifty and nine tenths feet (150.9'), more or less, to a steel pin; thence South fifty-seven degrees forty minutes West (S 57° 40' W) along the land of Leo F. Poulin Co. for eighty-five and nine tenths feet (85.9'), more or less, to a steel pin; thence South eighty degrees six minutes West (S 80° 06' W) along the land of Leo F. Poulin Co. for eighty-eight and seven tenths feet (88.7'), more or less, to a steel pin on the Northerly line of Lot A; thence South sixty-eight degrees fifty-one minutes West (S 68° 51' W) along the land of said Leo F. Poulin Co. for one hundred fifty-three and eight tenths feet (153.8'), more or less, to an iron pipe marking a Northwesterly corner of Lot A, and the Southwesterly corner of Lot 5 of the aforementioned Mountain Farm Subdivision; thence North eleven degrees sixteen minutes East (N 11° 16' E) along the land now or formerly of President and Trustees of Colby College as recorded in the Kennebec County Registry of Deeds in Book 1331, Page 386 for two hundred thirty-six and one tenth feet (236.1'), more or less, to an iron pipe, said iron pipe marking a Northwesterly corner of Lot 5 and a Southwesterly corner of Lot 6 of the aforementioned Mountain Farm Subdivision; thence North sixty-eight degrees fifty minutes East (N 68° 50' E) along the Southerly line of lot 6, being land of said Lewis, for five hundred forty-five and six tenths feet (545.6'), more or less, to an iron pipe; thence North sixty-eight degree forty-nine minutes East (N 68° 49' E) along the Southerly line of Lot 6 of the aforementioned Mountain Farm Subdivision, being land of said Lewis, for four and eight tenths feet (4.8'), more or less, to the point of beginning.

TRANSFER
• TAX
PAID

THE ABOVE described premises is Lot 5 as shown on a Survey Plan entitled "Revision of Lots A & 5 of Mountain Farm Subdivision" dated November 1988 and recorded in the Kennebec County Registry of Deeds in Plan File D-89004.

BEING all and the same premises described in a Warranty Deed from Leo F. Poulin Co. to Terry Brandwein Bolduc dated February 22, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3543, Page 194. Said deed corrects and supplements a prior deed given by John E. Nale and Leo F. Poulin Co. to Terry Brandwein Bolduc dated January 3, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2902, Page 248. Also included in the above described parcel are the premises described in a deed from Leo F. Poulin Co. to Terry Brandwein Bolduc dated February 22, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3543, Page 191.

THE ABOVE described premises are conveyed subject to the following restrictions which shall be deemed appurtenant and therefore running with the land and binding upon the grantees herein, their heirs, successors and assigns:

(1) Said lot shall be used for residential purposes with only one residence and appurtenant structures located thereon.

(2) Said lot shall not be further subdivided or divided in any manner.

(3) Said lot shall be subject to a 20-foot wide undisturbed natural buffer zone as measured from the boundary lines of said lot and being totally located within the bounds of said lot.

(4) Said lot shall be subject to an undisturbed natural buffer zone measuring 200 feet wide and 200 feet deep beginning at the easterly line of said lot on Upper Main Street.

(5) The residence, or other building, including garages, erected on said lot must provide a space of at least 35 feet on each side of said residence or outbuildings, including garages, to the respective lines of any adjoining lot.

(6) No placards or advertising signs other than those such as relate to the sale of said property shall be erected or maintained on said lot or any building thereon.

(7) No fences or construction of any kind other than a dwelling, garage or appurtenances shall at any time be erected in any position to interfere with the view from residences on adjoining lots.

(8) No horses, cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

SAID lot is sold with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms thereof by the said grantees herein named, or any person or persons holding or claiming by, under or through the aforesaid grantees, the right is expressly reserved to John E. Nale and Leo F. Poulin Co., their heirs and assigns, or the owner of any lot or lots on said plan of lots to proceed at law or in equity to compel compliance with the terms thereof. John E. Nale and Leo F. Poulin Co. shall not be responsible for the enforcement of the restrictions.

SAID restrictions have been modified as set forth in a deed from John E. Nale and Carol J. Nale to Terry Brandwein Bolduc dated August 10, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3543, Page 190.

WITNESS my hand and seal this 19th day of June, 1991.

Signed, Sealed and Delivered
in the presence of:

St. D. D.

Terry Brandwein-Bolduc
Terry Brandwein Bolduc

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 19, 1991

Then personally appeared the above named **Terry Brandwein Bolduc** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

RECEIVED KENNEBEC SS.

91 JUN 20 AM 9:00

ATTEST: Anna Ruth Mann
REGISTER OF DEEDS

St. D. D.
Notary Public
Print Name: Stephen F. Dubord

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994

